

**BONNER COUNTY PLANNING COMMISSION
PUBLIC MEETING MINUTES
FEBRUARY 3, 2026**

PLEDGE OF ALLEGIANCE

CALL TO ORDER: Chair Hidden called the Bonner County Planning Commission meeting to order at 4:30 p.m. in the 1st Floor Conference Room, of the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, via Zoom webinar, and YouTube live streaming.

PRESENT: Chair Eric Hidden, Commissioner Don Davis, Commissioner Dave Bowman, Commissioner Larry Madoski, Commissioner Brendan Mooney (Zoom)

ABSENT: Commissioner Erik Leavitt, and Commissioner Peter Taylor

ALSO PRESENT: Interim Planning Director, Alex Feyen

CHANGES IN AGENDA: None

APPROVAL OF MINUTES: None

PUBLIC COMMENT: None

WORKSHOP DISCUSSION ITEMS:

Groundwater Source Protection Technical Committee Update:

Commissioner Hidden stated the committee is making great progress. He stated they are hopeful that by this April they will see some DEQ grant money come through. Commissioner Mooney asked what the grant money was expected to cover, has it already been awarded, etc. Commissioner Hidden stated he is not 100% positive if it is actually "grant" money or if it is funding from DEQ they will pay directly. He further stated he believes some of the money will be used to pay for time invested by some of the people on the subcommittee.

GIS DISCUSSION:

Commissioner Hidden asked GIS Director, Michael Bolling if it is possible for the general public to have access to the parcel data on the public viewer. Director Bolling stated GIS has been working on this for quite some time now. He said some of the information is available now but not all.

Discussion about the "Official Zoning Map". Suggested to readopt the map each year. Having the ordinance numbers available on the public map viewer seems to satisfy what the Commission was looking for.

Discussion regarding current and proposed land use online. Who's proposed map is it? Planning Commission or BOCC. Director Bolling confirmed it is the BOCC proposed map.

Commissioner Bowman requested that the map proposed by the Planning Commission also be available so the public can compare that map to what is being proposed by the BOCC.

Review of Title 12, Chapters 1, 2 & 8:

Review and discussion picking up at 12-222. Some concern about the version the Commission is currently editing. Mr. Feyen stated the changed version is not codified yet.

Discussion regarding 12-216 Evaluation of Amendment Proposals: A. Commissioner Bowman stated he believes what he has written in his edits cover this section adequately. Mr. Feyen stated the legislature is also in the process of cleaning up some old code language as well.

Discussion regarding if these changes are currently "show stoppers". Commissioner discussion determined pressing forward with this review and warranted.

Continued review and discussion of Chapter 2. Discussion pertaining to Special Use Permits, 12-241 A. "Number of persons fewer than 400". Discussion pertaining to 12-243. No change to this section at this time.

Chapter 2 reviewed through 12-244. No major changes identified. Clean-up of language.

Review Glossary of Terms:

Discussion and review of the Ag component to determine a need to add terms to the glossary.

Introduction section: Food system infrastructure was identified. Sub-area plans was identified (throughout)

Chapter 1 – History and Trends section: Small-acreage / Small-scale farming identified. Small-scale "hobby farms". "Home-based occupations" identified. Ag component review complete.

Next meeting review of Community Design, Economic Development, and Hazardous Areas.

PUBLIC COMMENT: Allan Songstad

DISCUSSION

ACTION ITEMS:

Staff Updates: Planning Director position offer sent out.

Mr. Feyen stated he is taking the Zoning District map before the Board of County Commissioners next Tuesday.

Mr. Feyen stated the County will be advertising for a Hearing Examiner.

Meeting with Fire districts on February 12, 2026, at 2:00 p.m. to discuss a new fire review & sign-off process. Chair updated this Action Item due date to June 2026.

Review/Update Planning Projects/Action Items: List was reviewed and updated by Chair Hidden. He made changes to priority numbering as per discussions in this meeting.

Comprehensive amendment process – Commissioner Bowman read a letter he sent to the Board of County Commissioners.

ADJOURNMENT:

Chair Hidden declared the meeting adjourned at 6:49 p.m. until 4:30 p.m., February 17, 2026.

Respectfully submitted,



Alex Feyen, Assistant Planning Director

Bonner County Planning Commission



Eric Hidden, Chair